

**AVISON
YOUNG**

For Lease

**7342 & 7382 Winston Street
Burnaby, BC**



Burnaby Lake Industrial Centre offers an opportunity to lease affordable office space in a central location. The complex is professionally managed by Bosa Development Corporation.

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Office space for lease

Burnaby Lake Industrial Centre - 7342 & 7342 Winston Street
Burnaby, BC

Property details

PREMISES

7342

Suite 101: 705 sf
Suite 102: 662 sf
Suite 105: 1,654 sf
Suite 200: 6,467 sf

7382

Suite 100: 844 sf
Suite 201: 1,378 sf
Suite 205: 783 sf

AVAILABILITY

7342

Suite 101: Immediately
Suite 102: Immediately
Suite 105: Immediately
Suite 200: Immediately

7382

Suite 100: January 1, 2026
Suite 201: January 1, 2026
Suite 205: January 1, 2026

LEASE RATE

Contact listing agent

OPERATING COSTS

\$5.86 psf (2025)

PARKING

One (1) stall for every 600 sf leased

ZONING

M2-M5, allowing for a variety of office uses



Location

Burnaby Lake Industrial Centre is centrally-located in North Burnaby on the southwest corner of Winston Street and Phillips Avenue.

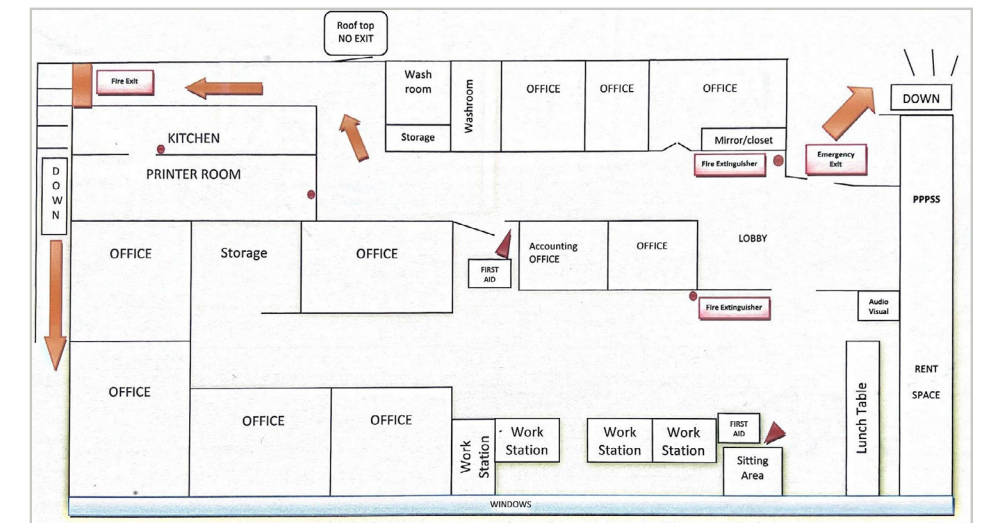
The property benefits from convenient access to and from both the Lougheed and Trans-Canada Highways. The Winston-Government corridor is easily accessible by SkyTrain and bus transit and benefits from various amenities nearby.

Amenities

- Lougheed Highway
- Trans-Canada Highway
- SkyTrain Stations
- Brentwood Mall
- Metrotown
- Simon Fraser University (SFU)
- British Columbia Institute of Technology (BCIT)



Suite 200





**SUBJECT
PROPERTY**

Drive times

- 22** minutes to North Vancouver
- 22** minutes to Surrey City Centre
- 25** minutes to Downtown Vancouver
- 30** minutes to Langley 200th Street interchange
- 40** minutes to Vancouver International Airport
- 45** minutes to US Border crossing

Contact for more information

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